

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director/(954) 797-1101
Prepared by: Roberta Moore, Planner I

SUBJECT: TU 4-2-04, Southern Homes of Davie, 12740 Trotter Boulevard, Davie, FL 33330

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM: Temporary Use Permit for Grand Opening event for Grove Creek Ranches

REPORT IN BRIEF: The applicant is requesting approval for activities that are associated with a Grand Opening event for the Grove Creek Ranches development. The Grand Opening event will be held on Saturday May 1, 2004 and Sunday May 2, 2004 from 9:00 am to 6 pm each day. Southern Homes plans on placing three tents in front of their sales center. Traffic and parking will be directed by Southern Homes staff and will be permitting handicapped vehicles in the paved parking area which is located directly adjacent to the tents. There are two (2) 10' x 10' tents which will be used for registration and mortgage information. The third tent is 40' x 40' and will be used as the guest tent. Under this tent there will be ten 60" round tables with a total of 100 chairs. A satisfactory site plan accurately depicting all details of the request has been reviewed by the Development Services Department and is attached.

DURATION OF EVENT: The duration of the request is Saturday May 1, 2004 from 9:00 am to 6:00 pm and Sunday May 2, 2004 from 9:00 am to 6:00 pm.

Section 12-319 of the Land Development Code requires that three (3) criteria be met for temporary use permits:

- (1) Any nuisance or hazardous features involved is suitably separated from adjacent uses;
- (2) Excessive Vehicular traffic will not be generated on minor residential streets; and,
- (3) A vehicular parking problem will not be created.

Staff finds that the Southern Homes activities will be suitably separated from adjacent uses, there will be no excessive traffic generated on minor residential streets, and a vehicle parking problem is not anticipated. In addition the following conditions apply:

- (1) A building permit must be secured prior to the event.
- (2) All concerns and comments as identified by reviewing agencies on the building permit must be addressed prior to the issuance of a Building permit.

PREVIOUS ACTIONS: None

CONCURRENCES: The Development Review Committee has reviewed the application and has no objections to the request.

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Subject site map, Site plan.

Southern Homes
Grove Creek Ranches
Grand Opening Event
May 1-2, 2004

SALES/DESIGN
CENTER
3200 S.F.

10' x 10'
Registration
Tent

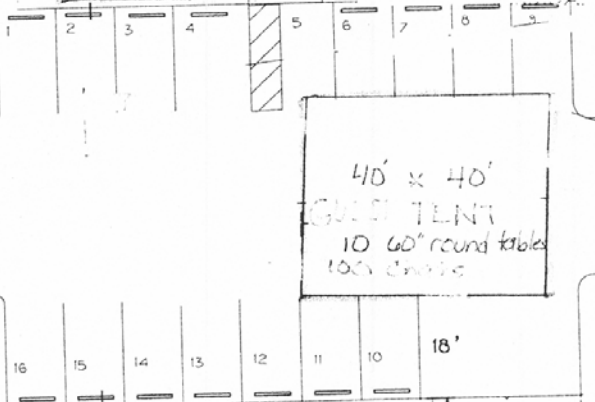
10' x 10'
Mortgage
Info Tent

40' x 40'
GUEST TENT
10 60" round tables
100 chairs

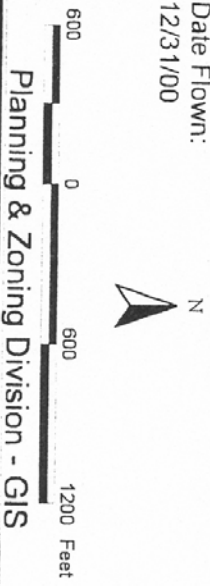
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Date Flown:
12/31/00



Date Prepared: 8/7/03
Prepared By: ILD

TEMPORARY USE PERMIT TU 4-2-04 Zoning and Aerial Map

